



Tulsa Metropolitan Area Planning Commission

Case Number: Z-7576

(Related to CPA-91)

Hearing Date: January 20, 2021

October 21, 2021: Applicant continuance

December 2, 2020: Neighborhood continuance

January 6, 2021: Cancelled meeting

Case Report Prepared by:

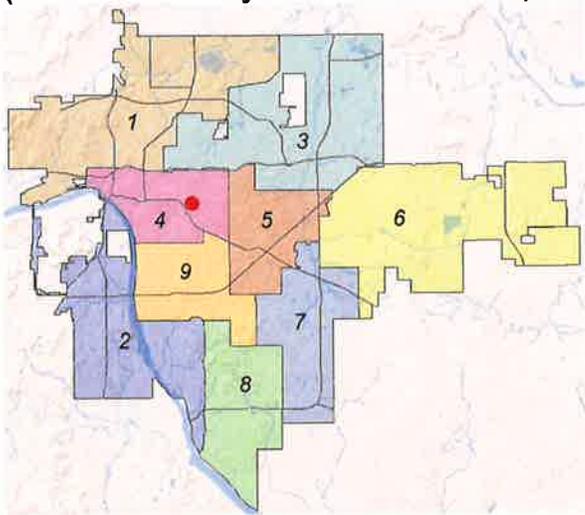
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Ricky Powell

Property Owner: Peace of Mind Investments

**Location Map:
(shown with City Council Districts)**



Applicant Proposal:

Present Use: Residential

Proposed Use: Vertical Mixed-use in an existing building

Concept summary: Rezoning request to support repurposing an existing vertical mixed-use building.

Tract Size: 0.61 ± acres

Location: North of Northwest corner of East 15th Street South & South Evanston Avenue

Zoning:

Existing Zoning: RS-3

Proposed Zoning: OL

Comprehensive Plan:

Existing Land Use Map: Existing Neighborhood

Proposed Land Use Map: Main Street

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval for OL zoning as requested by applicant but only with concurrent approval of land use map amendment.

Staff Data:

TRS: 9308

CZM: 37

City Council District: 4

Councilor Name: Kara Joy McKee

County Commission District: 2

Commissioner Name: Karen Keith

10.1

SECTION I: Z-7576

DEVELOPMENT CONCEPT: The applicant has submitted a request to rezone from RS-3 to OL to allow a vertical mixed-use building with office downstairs and apartment upstairs. The applicant proposes to repurpose an existing building.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Historical photographs

DETAILED STAFF RECOMMENDATION:

Z-7576 requesting OL zoning allows uses and building types that are not consistent with the Existing Neighborhood land use designation however the existing building has been part of the neighborhood edge for decades and repurposing the building as allowed in an OL district is consistent with the expected future development pattern in the area and the proposed Main Street land use designation that has been submitted by the applicant and,

The Area of Growth anticipates redevelopment opportunities however the uses and building types in an OL zoning district are not consistent with the anticipated development pattern in an Existing Neighborhood land use designation and,

The optional development plan provisions outlined in Section II are consistent with the development plan provisions defined in the Tulsa Zoning Code therefore,

Staff recommends approval of Z-7576 to rezone property from RS-3 to OL but only with concurrent approval of land use map amendment to Main Street. Staff supports the applicant's efforts to work with the neighborhood and supports OL zoning with the provisions of the optional development plan outlined in section below.

SECTION II: OPTIONAL DEVELOPMENT PLAN

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an OL district with its supplemental regulations and Accessory Use provisions except as further refined below. All uses categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

1. Permitted Uses: (Note: Uses that may requires more than 8 parking spaces require a major amendment to the development plan).
 - a. Residential
 - i. Single household
 - b. Office
 - i. Business or professional office
 - ii. Medical, Dental or Health Practitioner
 1. Medical marijuana grow facilities, dispensaries or processing facilities shall be prohibited from use.

10.2

2. Hours of Operation: Office uses may not be open to the public except at the following times.
 - a. Monday through Friday 7:30 am – 6:00 pm
 - b. Saturday 7:30 am – 1:00 pm
3. Signage
 - a. One monument sign shall be permitted at street side near Evanston not to exceed 16 square feet and not to exceed 5 feet in vertical height and shall comply with any additional city ordinance or code relating to signage.
 - b. Wall and/or projecting signage attached to any building shall be prohibited.
 - c. No banners or temporary signage related to the property's business shall be permitted.
4. Lighting
 - a. Pole lights are prohibited.
 - b. All lighting shall be pointed down or directly at the building. The light emitting element shall be shielded from view from any abutting property or street right-of-way.
5. Trash Disposal
 - a. Dumpsters shall not be permitted. Residential style trash bins provided by city of Tulsa if applicable or comparable when not applicable shall be used for storage of refuse.
6. Vehicular Parking
 - a. Off street vehicular parking cannot exceed 8 spaces

Building Type Regulations for Household Living

- a. Residential use category
 - i. Household Living subcategory
 1. Single household on a single lot | specific building type limited as follows.
 - Detached House
 - Mixed-use building
 - Vertical mixed-use building

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: OL zoning can sometimes be a suitable transition edge between a commercial corridor and a residential neighborhood. In this instance the Comprehensive Plan recognizes this as an Area of Growth with anticipated redevelopment opportunities, but the Existing Neighborhood land use designation does not support the concept of light office zoning. The property abuts a Main Street land use designation and staff supports amending the land use map to expand the Main Street land use designation that supports the idea of OL zoning on this property.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

The Existing Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Areas of Stability and Growth designation: Area of Growth

10.3

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site includes a two-story building with gravel parking in the front. The access to the site appears to be shared with the abutting property owner to the north.



Environmental Considerations:

Streets:

10.4

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Evanston Street	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Existing Neighborhood	Growth	Residential
East	RS-3	Existing Neighborhood	Growth	Fenced empty lot for adjacent auto paint shop
South	RS-3	Main Street	Growth	Parking
West	RS-3	Existing Neighborhood	Stability	Single Family Detached

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970 established zoning for the subject property.

Subject Property:

BOA-21854 March 2015: The Board of Adjustment **approved** the request for a *Variance* of the allowed driveway coverage in the required front yard from 34% to 44% and a *Variance* to allow two (2) unconnected parking areas (Section 1301.C and Section 1303.D), subject to the conceptual plan on page 3.9, finding that the property has historically been used for commercial parking and the changes to be made are less impactful than would be as the property is historically a parking lot, on property located at 1428 South Evanston. This case includes the subject property and some surrounding properties.

Surrounding Property:

BOA-22719 August 2019: The Board of Adjustment **denied** the applicant's *Verification of Spacing* to permit a medical marijuana dispensary, due to the presence of another medical marijuana dispensary within 1,000 feet of the proposed dispensary, on property located at 1444 South College Avenue East.

BOA-22628 May 2019: The Board of Adjustment **approved** the applicant's *Verification of Spacing* to permit a medical marijuana dispensary, on property located 2811 East 15th Street South & 1442 South Delaware Place East.

10.5

Z-7306 July 2015: All concurred in **approval** of a request for *rezoning* a .16± acre tract of land from RS-3 to OL for a medical office and parking, on property located north of the northwest corner of South Delaware Place and East 15th Street.

Z-7293 June 2015: All concurred in **approval** of a request for *rezoning* a .24± acre tract of land from RS-3 to OL for a medical office and parking, on property located north of the northeast corner of South Delaware Avenue and East 15th Street.

PUD-234 June 1980: All concurred in **approval** of a proposed *Planned Unit Development* on a .85± acre tract of land for an existing autobody and repair shop, as well as proposed expansion to this shop, on property located northeast corner of 15th Street and Evanston Avenue.

BOA-06019 September 1968: The Board of Adjustment **approved** a *Variance* of the permitted use provisions of U-3E Section 5 (n), to permit the operation of a sign shop, on property located 2834 East 15th Street.

BOA-06016 September 1968: The Board of Adjustment **approved** a *Variance* of the permitted use provisions of U-3E Section 5 (n), to permit a sign business, including the manufacture of signs as specified by the applicant, on property located at 2915 East 15th Street.

BOA-02862 August 1956: The Board of Adjustment **granted** a permission to extend a non-conforming use (being used for paint and body shop), on property located at Lots 27 & 28, Block 7, Rosemont Heights.

01.20.2021 1:00 PM

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To Renaissance neighbors:

My name is Ricky Powell and I have a pending proposal to amend the city of Tulsa comprehensive plan and rezone 2 lots that are currently zoned residential. The proposed rezone is from residential to office light.

I currently own 4 lots located and described as the residential home at 1428 s Evanston and the building located at 1432 s Evanston. The home sits on two 25 ft lots and the building sits on two 25 ft lots and is owned by a separate entity than building at 1432 s Evanston. I have been taxed on all 4 lots as commercial property and the previous property owners have also paid commercial taxes due to all 4 lots previously being used for commercial purposes many years ago. It's my understanding that a previous owner lived in the home, had an office in the rear of the home that has since been demolished and used the red brick structure as an electrical fixture showroom. The structure behind the home and the red brick building were both used for commercial purposes by Atlas Electric. I have photos to show the previous owners use if anyone would like to view the old photos.

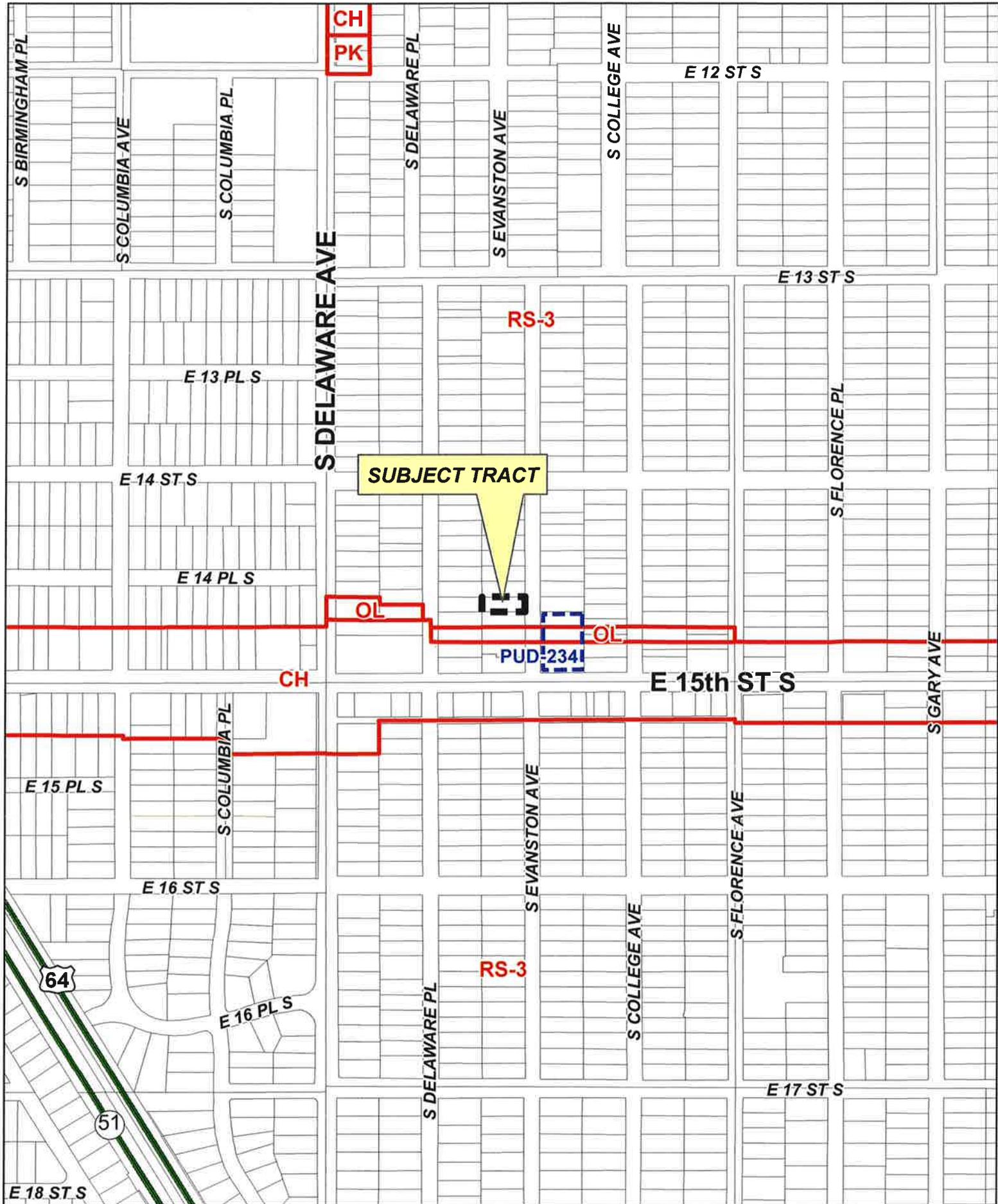
My proposal is to rezone **only** the south 2 lots that the red brick building currently sits on to office light and leave the 2 north lots where the residential home is located as residential. I have also asked the county to quit taxing me as commercial use on the residential home and hope that to be corrected in 2021. I have not asked to rezone the home at 1428 s Evanston Ave and have no interest in doing so at any point in the future. I believe the highest and best value of the 2 lots 1428 s Evanston Ave to be residential.

If approved my plans are to make improvements to the existing building to include a hard surface parking area, glass overhead doors, metal awnings, landscaping as well as interior improvements. After improvements I would operate my business Skyline Realty LLC in that location. I anticipate improvement costs of approximately \$100,000. I assure all neighbors I am interested in creating and maintaining an attractive office space. An attractive office space benefits me in several ways. It sends a message about our company to any potential customers. Also, I still own the residential structure to the north and as a real estate investor I am only interested in seeing my investment increase in value in that location. My business traffic currently is less than most residential structures as I and most of our agents work from home much more than in the actual office setting. I understand that if this proposal is approved regardless of my use and building maintenance there could be concern over future property owners and their use and maintenance procedures. My personal opinion is that most if not all of those concerns could be addressed with development standards.

Please feel free to contact me at ricky@skylinerealtyok.com or 918-606-8006 to discuss the proposal or with any additional concerns,

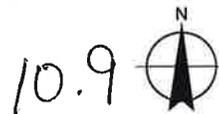
Ricky Powell

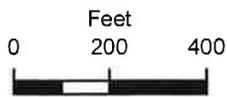




Z-7576

19-13 08





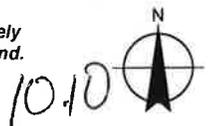
Subject Tract

Z-7576

19-13 08

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018





E 14 ST S

S EVANSTON AVE

S DELAWARE PL

E 15th ST S



Subject Tract

Z-7576

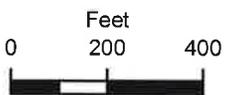
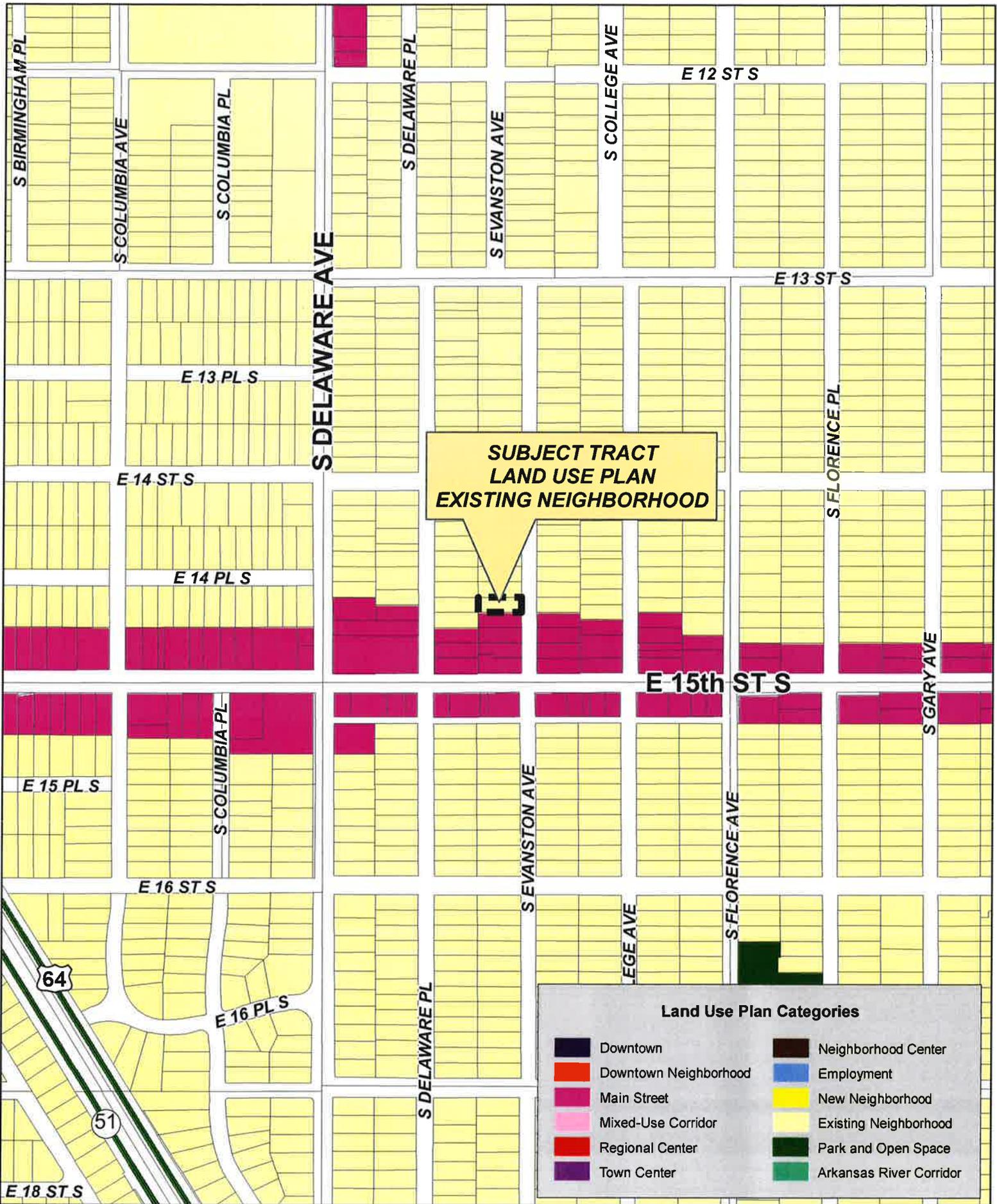
19-13 08

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

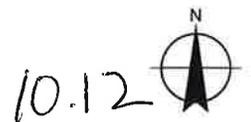
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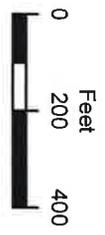
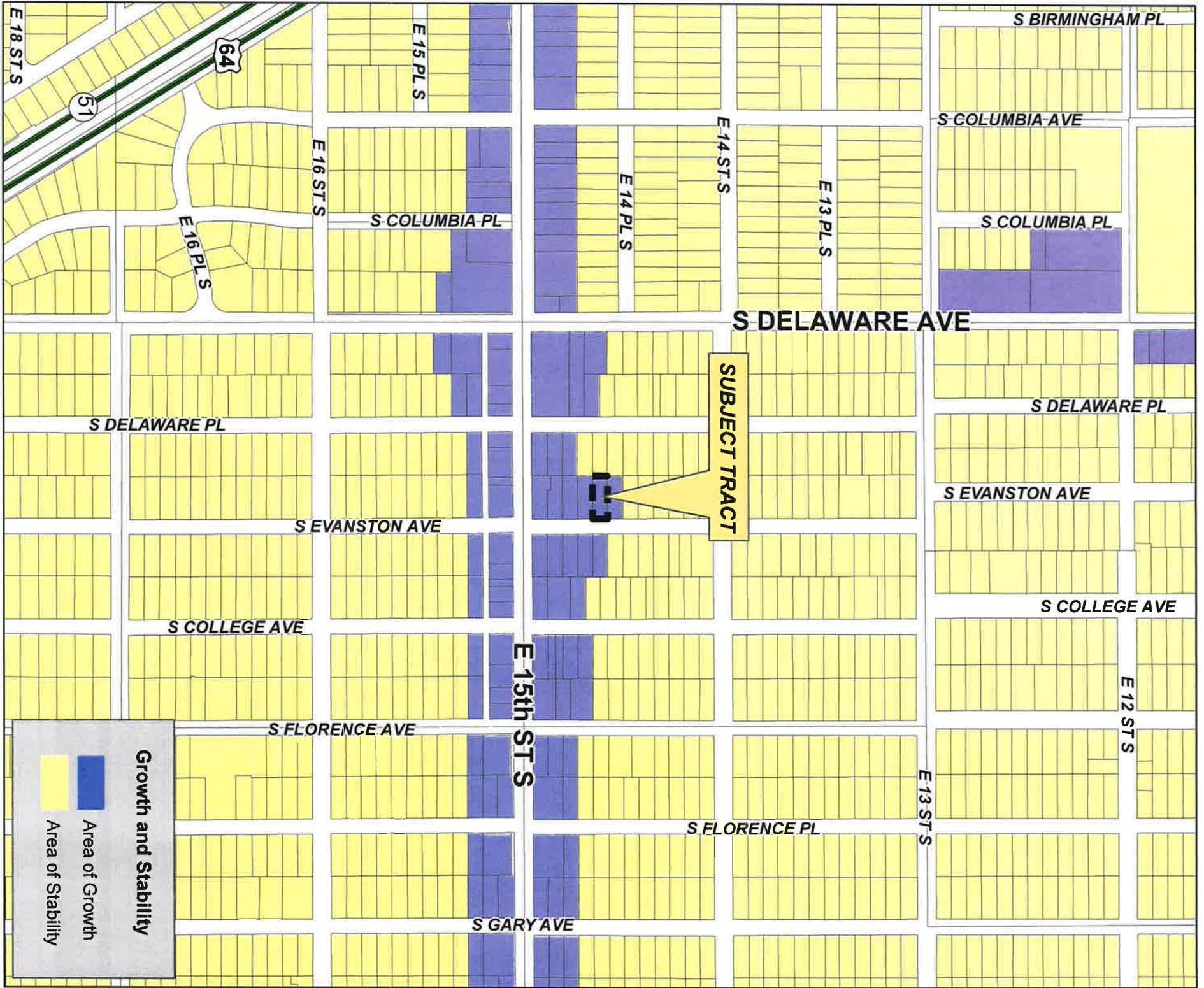




Z-7576

19-13 08



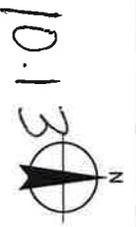


Z-7576

19-13 08

Growth and Stability

- Area of Growth
- Area of Stability



10.13

Z-7574

Sawyer, Kim

From: Renaissance Neighborhood <renaissance.neighbors@gmail.com>
Sent: Sunday, November 29, 2020 11:38 PM
To: esubmit
Subject: Comments on December 2, 2020 agenda item #7

FILE COPY

TULSA METROPOLITAN AREA PLANNING COMMISSION

Dear Sirs:

Regarding item #7 on the December 2, 2020 agenda: [Z-7576](#) Ricky Powell (CD 4) Location: North of the Northwest corner of East 15th Street South and South Evanston Avenue requesting rezoning from RS-3 to OL (Continued from October 21, 2020) (Related to CPA-91)

The Board of the Renaissance Neighborhood Association in which this property is located is opposed to this zoning change.

P. Casey Morgan
President
Renaissance Neighborhood Association

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[RNA Website](#)

[Click here to opt out of future mailings.](#)

2-7574

Sawyer, Kim

From: Lou Ann Adams <loua56@gmail.com>
Sent: Monday, November 30, 2020 3:13 PM
To: esubmit
Subject: Item #7 on 12/2/20 agenda

FILE COPY

TULSA METROPOLITAN AREA PLANNING COMMISSION

Dear Sirs/Madams:

Regarding item #7 on the December 2, 2020 agenda: Z-7576 Ricky Powell (CD 4) Location: North of the Northwest corner of East 15th Street South and South Evanston Avenue requesting rezoning from RS-3 to OL (Continued from October 21, 2020) (Related to CPA-91)

I am writing you today as a concerned resident of Renaissance Neighborhood, multi-property owner on Evanston Ave. (12th/Evanston), and Renaissance Neighborhood Association member. I am in strong opposition to the proposed rezoning of the home on 14th and S Evanston Ave (Case numbers CPA-91 & Z-7576).

My concerns have been listed below;

1. The house is not on the corner of 15th/ Evanston, it is several houses in towards 14th. This creates a seriously dangerous precedent that will be hard to advocate against going forward. Speaking with several homeowners on the other side of 15th (Florence Park), this causes concern in adjacent neighborhoods as well, as this sets a dangerous precedent of allowing businesses to begin encroaching on residential areas.
2. The roads have already been deemed too small for parking on both sides of the road. Currently parking is only allowed on the west side of the street. The increased traffic/street parking could result in a highly congested area on Evanston if this becomes anything other than Residential- single family.
3. The ambiguity of what kind of business is supposedly moving in has issues in and of itself. Once it is zoned OL, the property could change hands, and the neighborhood would have no way to negate whatever moves in, or have any say in the matter.
4. Tulsa Zoning rules requires an all-weather surface for driveways and this property has a large gravel lot which isn't approved. In addition, there is several large unmediated patches of grass throughout the gravel areas (currently in non-conforming status). These serious concerns should be remedied/ looked into further before this conversation of zoning change begins.

10.15

27574

Sawyer, Kim

From: Reagan Haas <reaganmhaas@gmail.com>
Sent: Tuesday, December 1, 2020 9:03 PM
To: esubmit
Subject: Z-7576 Zoning Change 12/2 Items 6&7

FILE COPY

Dear INCOG Staff,

I am writing to voice my support for items #6&7, changing the zoning type at the lot near 15th and Evanston from RS-3 to OL. I live a couple blocks North on College between 12th and 13th and am excited to see more mixed-use buildings in the neighborhood. Please see below for my reasons for supporting the change.

1. Mixed-use buildings support activity throughout all times of the day by having people using office/commercial/retail during the day and people living in their homes in the evening. This type of use increases safety by having more eyes on the street.
2. The project uses the existing building to expand current uses, which is great to preserve the character of the neighborhood. Based on photos, it looks like the top floor is housing and the bottom floor is a garage. Office/commercial space is a much better use than parking on the lower floor, particularly considering the large parking lot already in front of the building on the property. There is no part of Tulsa that can claim to have not enough parking.
3. I would like to see more mixed-use buildings in the neighborhood to promote walkability. Crossing the main arterials nearby is scary and dangerous (15th, Delaware, Harvard, Lewis). Having more mixed-use buildings would allow for small shops, cafes, and other great commercial spaces in close walking distance. Note that 11th and Lewis are the safest arterials, which is due in no small part to their commercial spaces.
4. Based on the above, mixed-use buildings make neighborhoods more desirable, which increases home values and enriches neighborhoods.

Thank you all for your work, and stay safe and well!

Best regards,
Reagan

--
Reagan Haas
reaganmhaas@gmail.com
(918) 360-3077

2-7576

Sawyer, Kim

From: Wyatt Donnelly-Landolt <wyatt.donnellylandolt@gmail.com>
Sent: Tuesday, December 1, 2020 8:58 PM
To: esubmit
Subject: Z-7576 Zoning Change 12/2 Items 6&7

FILE COPY

Dear INCOG Staff,

I am writing to voice my support for items #6&7, changing the zoning type at the lot near 15th and Evanston from RS-3 to OL. I live a couple blocks North on College between 12th and 13th and am excited to see more mixed-use buildings in the neighborhood. Please see below for my reasons for supporting the change:

1. Mixed-use buildings support activity throughout all times of the day by having people using office/commercial/retail during the day and people living in their homes in the evening. This type of use increases safety by having more eyes on the street.
2. The project uses the existing building to expand current uses, which is great to preserve the character of the neighborhood. Based on photos, it looks like the top floor is housing and the bottom floor is a garage. Office/commercial space is a much better use than parking on the lower floor, particularly considering the large parking lot already in front of the building on the property.
3. I would like to see more mixed-use buildings in the neighborhood to promote walkability. Crossing the main arterials nearby is scary and dangerous (15th, Delaware, Lewis). Having more mixed-use buildings would allow for small shops, cafes, and other great commercial spaces in close walking distance.
4. Based on the above, mixed-use buildings make neighborhoods more desirable, which increases home values and enriches neighborhoods.

Thank you all for your work, and stay safe and well!

Best regards,
Wyatt

10.17

Sawyer, Kim

Z-7576
CPA-91

From: Karen Myers <karen.myers@me.com>
Sent: Tuesday, December 1, 2020 12:00 AM
To: esubmit
Subject: Case numbers CPA-91 & Z-7576

FULL COPY

To All Concerned:

Regarding item #7 on the December 2, 2020 agenda: Z-7576 Ricky Powell (CD 4) Location: North of the Northwest corner of East 15th Street South and South Evanston Avenue requesting rezoning from RS-3 to OL (Continued from October 21, 2020) (Related to CPA-91)

I am writing to you today as a concerned resident of Renaissance neighborhood and property owner on Evanston Avenue. I am in strong opposition to the proposed rezoning of the home at 14th and S Evanston Ave (Case numbers CPA-91 & Z-7576).

My concerns are listed below:

1. The house in question is not on the corner of 15th and Evanston; it is several houses north of 15th, towards 14th. Rezoning a property that is situated mid-block will create a seriously dangerous precedent of allowing businesses to encroach on residential areas. This precedent, once set, will be hard to advocate against going forward.
2. Our neighborhood streets have already been deemed too narrow for parking on both sides. Currently, parking is allowed only on the west side of the street. If rezoning is approved, the increased traffic and street parking will likely result in a highly congested area on Evanston.
3. The ambiguity regarding the business type that is planned for this location creates additional concerns. Once the property is zoned OL, it could change hands, and the neighborhood would have no recourse to negate any business that moves in or have any say in the matter.
4. Tulsa zoning rules require an all-weather surface for driveways, and the property in question has a large unapproved gravel lot. In addition, several large unmediated patches of grass exist throughout the gravel areas (currently in non-conforming status). These serious concerns should be remedied before continuing the zoning change discussion.

Thank you for your consideration.

Yours respectfully,

Karen Myers

CPA-71
Z-7576

Sawyer, Kim

From: Martin, Thomas <Thomas.Martin@oneok.com>
Sent: Wednesday, November 25, 2020 2:44 PM
To: esubmit
Subject: Opposition to CPA-91 and Z-7576

FILE COPY

To whom it may concern,

I am writing you today as a concerned resident of the Renaissance Park neighborhood. I am in strong opposition to the proposed rezoning of the home on 14th and S Evanston Ave (Case numbers CPA-91 & Z-7576).

I fear this rezoning effort creates a seriously dangerous precedent that will be hard to advocate against on other properties in the neighborhood. We are an established neighborhood which has existed since the early 1920s. Many of the residents here have lived here for over 40+ years. It is my hope to keep this a purely residential neighborhood for the next 40+ years as well.

The roads have already been deemed too small for parking on both sides of the road. Currently parking is only allowed on the west side of the street. The increased traffic/street parking could result in a highly congested area on Evanston if this becomes anything other than Residential- single family.

The ambiguity of what kind of business is supposedly moving in has issues in and of itself. Once it is zoned OL, the property could change hands, and the neighborhood would have no way to negate whatever moves in, or have any say in the matter.

Tulsa zoning requires an all weather surface for driveways, and this property has gravel which isn't approved. That needs to be remedied ultimately before this conversation.

I appreciate your consideration of my points outlined above. Please feel free to give me a call if you have any questions or would like to discuss this further.

Sincerely,

Thomas Martin
918-978-3708

FILE COPY

Z- 7576
& CPA-91

Sawyer, Kim

From: Daven Tackett <daven@jbfale.com>
Sent: Thursday, January 7, 2021 11:42 AM
To: esubmit
Cc: Dist4@tulsacouncil.org
Subject: Renaissance Neighborhood Rezoning to Commercial- denial vote

Dear Zoning Board,

As a resident of the Renaissance Neighborhood (Daven & Paul Tackett residents for 24 years at 1132 S Gary Pl & block captains for Alert Neighbors) I request for a refusal/denial to any residential home in our neighborhood to be rezoned to commercial use of any kind.

Maintaining our beautiful, historic neighborhood and protecting it from businesses encroaching into our residential areas was one of its goals and functions and I stand by that.

If you go to rnatulsa.org and go to About Us, then a few paragraphs under A Little History Lesson, it reports that the RNA saved the Max Campell Building from destruction, kept an auto repair shop from expanding into the neighborhood, and convinced a fire station to build on 15th rather than encroaching into our neighborhood. We are working hard to keep the intercity from being devoid of homes for families.

I hope you will help stop this zone change from Single Family Residential to Commercial (Office Light, which is still a type of commercial designation). This is not on a corner, but 3 houses into our neighborhood. It will be disruptive, increase traffic, and lower our property values. It also sets a dangerous precedent for businesses to buy property midblock in quiet neighborhoods and change the zoning from residential to commercial. These businesses aren't members of our neighborhood. They do not live here, their children do not play with our children, they are businesses.

Case Number Z-7576.Thank you.

Sent from my iPhone

FILE COPY

2-7574 & CPA91

Sawyer, Kim

From: Rocky Kelley <rockelley62@gmail.com>
Sent: Wednesday, December 30, 2020 1:41 PM
To: esubmit
Subject: 1428 S Evenston rezoning

There has been lots of talk on our neighborhood facebook group about rezoning this address to commercial. I am IN FAVOR of this. I think it will be very beneficial to our neighborhood. The ones against it don't have all the information. Some of the post people are posting are full of misinformation and the people that the gentleman has talked to, that represent our neighborhood, are not telling the residents the whole story.

Sawyer, Kim

Z-7576
a
CPA-91

From: Gloria <yo.glocro@gmail.com>
Sent: Tuesday, December 1, 2020 2:56 PM
To: esubmit
Subject: Zone change

From: Gloria Crotty <yo.glocro@gmail.com>
Date: November 30, 2020 at 5:50:38 PM CST
To: yo glocro <yo.glocro@gmail.com>
Re Proposed Zone Change

Dear Sirs/Madams:

Regarding item #7 on the December 2, 2020 agenda: Z-7576 Ricky Powell (CD 4) Location: North of the Northwest corner of East 15th Street South and South Evanston Avenue requesting rezoning from RS-3 to OL (Continued from October 21, 2020) (Related to CPA-91)

I am writing you today as a concerned resident of Renaissance Neighborhood, property owner on Evanston Ave. (1424 S Evanston), and Renaissance Neighborhood Association member. I am in strong opposition to the proposed rezoning of the home on 14th and S Evanston Ave (Case numbers CPA-91 & Z-7576).

My concerns have been listed below:

I own the house next door to the property you are asking to change from residential to commercial zone. RIGHT NEXT DOOR. When I bought this property in 2013 I sunk all my savings in it, so I would have a safe place to live during retirement. It would destroy my property value and destroy the quiet and safety of the neighborhood if you change the zone to OL. This property is NOT next to 15th street, it's 3 houses north on Evanston Ave. I sincerely and urgently ask you not to approve this zone change.

1. The house is not on the corner of 15th/ Evanston, it is several houses in towards 14th. This creates a seriously dangerous precedent that will be hard to advocate against going forward. Speaking with several homeowners on the other side of 15th (Florence Park), this causes concern in adjacent neighborhoods as well, as this sets a dangerous precedent of allowing businesses to begin encroaching on residential areas.
2. The roads have already been deemed too small for parking on both sides of the road. Currently parking is only allowed on the west side of the street. The increased traffic/street parking could result in a highly congested area on Evanston if this becomes anything other than Residential- single family.
3. The ambiguity of what kind of business is supposedly moving in has issues in and of itself. Once it is zoned OL, the property could change hands, and the neighborhood would have no way to negate whatever moves in, or have any say in the matter.
4. Tulsa Zoning rules requires an all-weather surface for driveways and this property has a large gravel lot which isn't approved. In addition, there is several large unmediated patches of grass throughout the gravel areas (currently in non-conforming status). These serious concerns should be remedied/ looked into further before this conversation of zoning change begins.

10.22

Sawyer, Kim

From: Gloria Crotty <yo.glocro@gmail.com>
Sent: Wednesday, December 30, 2020 12:26 PM
To: esubmit
Subject: Fwd: Zone change

Dear Sirs and Madams:

I am resubmitting my email to you about the Dec, 2nd meeting. My understanding is that this item was continued to Jan 6th, so there would be time for "Developer to neighborhood discussions." To my knowledge, no one has been contacted for any discussions. I am right next door to the property up for rezoning and I have **not** been contacted for any discussion. Altho I believe rezoning residential to commercial in the middle of a block is harmful to all property owners, I certainly stand to be the most impacted and harmed by this change. I am enclosing a picture of our houses. We are only 12 feet apart and not only would it destroy my property value and cause me to lose all my equity, but the noise and traffic would destroy my peace. I am in the yellow house. My bedroom is in the back of the house where our two houses are the closest. Please deny this zoning change. If the Developer is planning to make 2 apartments and 2 offices, he could just make 4 apartments and still have his income stream, without damaging the neighborhood by changing the zoning to Commercial. I don't have any options like he does. I am disabled, living on Social Security and cannot move to avoid living next to a commercial property. I would appreciate your vote to deny this zone change.

Thank you, Gloria Crotty



From: Gloria Crotty <yo.glocro@gmail.com>
Date: November 30, 2020 at 5:50:38 PM CST
To: yo glocro <yo.glocro@gmail.com>
Re Proposed Zone Change

Dear Sirs/Madams:

Regarding item #7 on the December 2, 2020 agenda: Z-7576 Ricky Powell (CD 4)
Location: North of the Northwest corner of East 15th Street South and South Evanston Avenue requesting rezoning from RS-3 to OL (Continued from October 21, 2020)
(Related to CPA-91)

I am writing you today as a concerned resident of Renaissance Neighborhood, property owner on Evanston Ave. (1424 S Evanston), and Renaissance Neighborhood Association member. I am in strong opposition to the proposed rezoning of the home on 14th and S Evanston Ave (Case numbers CPA-91 & Z-7576).

My concerns have been listed below:

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Park), this causes concern in adjacent neighborhoods as well, as this sets a dangerous precedent of allowing businesses to begin encroaching on residential areas.

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